

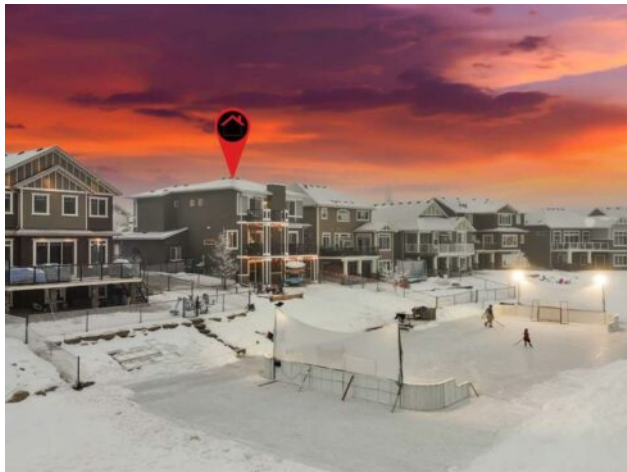


GRASSROOTS
REALTY GROUP

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1343 Bayside Drive SW
Airdrie, Alberta

MLS # A2277496



\$899,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Tandem		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, See Rem		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV's, TV mounts, Sonos/Media System Equipment, All Alarm System Equipment, Security Cameras & Hard Drive, Pool Table & accessories including ping pong table top, Bar Stools, Floating Dock, Gemstone lights & Equipment

OPEN HOUSE Sat Jan 10th from 12pm - 2pm. Welcome to this WATERFRONT home on an oversized 7,290 sq ft lot in Bayside Estates, offering one of the most sought-after lifestyles in Airdrie. Backing directly onto the Bayside canal with a private dock, this former McKee showhome (original owner, took possession in Nov 2018) delivers year-round enjoyment including SKATING ON YOUR OWN BACKYARD RINK, kayaking, and unobstructed water views from multiple levels to enjoy astounding sunsets and the northern lights. The main floor is thoughtfully designed with an open-concept layout, hardwood flooring throughout, and large windows that bring in abundant natural light. The living room features a floor-to-ceiling stone gas fireplace flowing seamlessly into the dining area overlooking the canal. The upgraded kitchen offers white cabinetry, stainless steel appliances (including a newer WiFi-enabled fridge), quartz countertops, and a generous food prep space. Also on the main floor is a large office, a functional garage entry with built-in seating and storage, a half bathroom, and a spacious balcony with two sets of sliding doors—an ideal spot to take in the waterfront setting. Upstairs you'll find a large bonus room with a built-in desk, along with a spacious primary retreat overlooking the canal. The primary bedroom includes its own private balcony, a spa-inspired ensuite with a deep soaker tub, dual vanity, tiled shower, and a walk-in closet with custom built-in shelving. Two additional bedrooms are well-sized and conveniently located near the second full bathroom and upstairs laundry. The walkout basement adds excellent versatility with a large family room, pool table area, and custom bar complete with a wine fridge—well suited for entertaining, movie nights, or a home gym. The fourth bedroom includes a finished nook beneath the

stairs, ideal for a children's play area, along with another full bathroom. Mechanical features include a full built-in media system with speakers throughout, Sonos integration, and a boiler system providing in-floor heat in the basement. As a former showhome, the oversized heated garage is fully finished with in-floor heating, ceiling texture, lighting, built-in speakers, and an extended bay ideal for bikes, motorcycles, or workshop space. Additional highlights include Gemstone architectural exterior lighting, underground sprinklers, and a rare extra-wide waterfront lot. This is a well-maintained home offering a unique lifestyle in Airdrie that needs to be seen to be fully appreciated.